



GUTHRIE COURT
Paradise Street, Cambridge

Carter Jonas

GUTHRIE COURT, PARADISE STREET, CAMBRIDGE, CB1 1AJ

- City Centre - approx. 0.3 miles
- Cambridge Railway Station - approx. 0.8 miles
- Parker's Piece - approx. 0.2 miles

No onward chain • Newly decorated throughout • Two double sized bedrooms • 1400Kwh solar PV system connected to meter • EPC rating B

DESCRIPTION

The location is extremely central being less than 0.3 of a mile from the city centre and less than 0.8 of a mile from the railway station. Externally enjoying a pleasant south-facing communal garden.

The spacious entrance hall enjoys a cupboard and space for further storage. The large and open kitchen/sitting/dining room is the focal point of the property with a stylishly fitted kitchen with integrated appliances including a fridge-freezer, oven, induction hob, microwave, dishwasher and washing machine / drier. Ample dining and seating space. The two double sized bedrooms enjoy windows to the rear aspect. The bathroom is extensively tiled with a bath and shower over, vanity sink unit, heated towel rail and WC.

There is secure indoor bicycle parking.

OUTSIDE

The pleasant south-facing communal gardens are particularly well presented with paved seating areas and established plants and shrubs.

A CENTRALLY POSITIONED AND WELL-PRESENTED TWO-BEDROOM FIRST FLOOR APARTMENT ENJOYING OVER 600 SQ.FT OF ACCOMMODATION THAT HAS BEEN RECENTLY DECORATED THROUGHOUT WITH PREDOMINATELY NEW FLOORING.



LOCATION

Paradise Street is situated in one of Cambridge's most popular residential locations. The streets in the area are highly sought after by those looking for a home close to the thriving city centre. There are excellent local amenities within walking distance, including shops, restaurants, public houses and cafes. The open spaces of Parker's Piece and Midsummer Common are also a short distance away. The historic city centre and the railway station are easily accessible by foot or bicycle and there is good and outstanding schooling for all ages in the area.

ADDITIONAL INFORMATION

Tenure: Leasehold. There are 108 years remaining on the lease.

Ground Rent: Approx. £200 per annum.

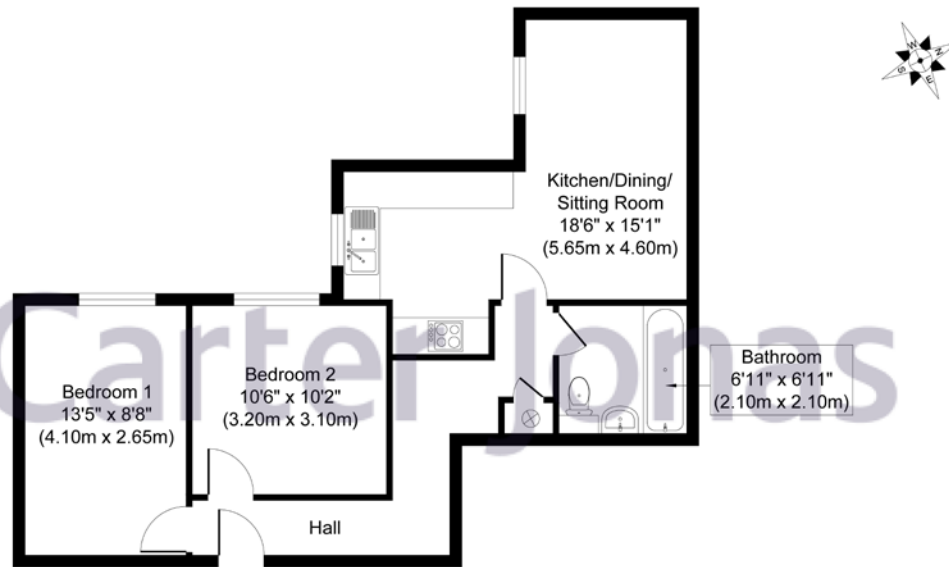
Service Charge: Approx. £1,444 per annum

Services: Gas fired central heating. Mains water, drainage, gas and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





Approximate Floor Area
602 sq. ft
(55.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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